

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
42-44		MARATHON ST, ARLINGTON

## OWNERSHIP

Owner 1:	ZANAZANIAN MOISES & MARIE I		
Owner 2:			
Owner 3:			
Street 1:	28 OLD FARM ROAD		
Street 2:			
Twn/City:	SOMERS		
St/Prov:	CT	Cntry	Own Occ: N
Postal:	06071	Type:	

## PREVIOUS OWNER

Owner 1:	ZANAZANIAN MOISES -		
Owner 2:	-		
Street 1:	28 OLD FARM ROAD		
Twn/City:	SOMERS		
St/Prov:	CT	Cntry	
Postal:	06071		

## NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1925, having primarily Stucco Exterior and 5045 Square Feet, with 5 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 19 Rooms, and 8 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		7000		Sq. Ft.	Site		0	80.	0.90	1									504,000						504,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	111	Apts. 4-8	Prime NB Desc	ARLINGTON		Total:	504.000	Spl Credit		Total:	504.000
--------------	---------	--------------	------	-------------	-----	-----------	---------------	-----------	--	--------	---------	------------	--	--------	---------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD****ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

Total Card /

Total Parcel

1,128,800

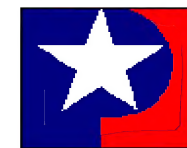
**1,128,800**

**1,128,800**

**1,128,800**

**1,128,800**

**1,128,800**



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	17403
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

### ACTIVITY INFORMATION

Date	Result	By	Name
4/22/2021	I & E Return	JO	Jenny O
7/10/2017	MEAS&NOTICE	KB	Kevin B
2/18/2009	Measured	345	PATRIOT
10/29/1999	Inspected	267	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	263	PATRIOT
11/1/1991		PM	Peter M

**Sign:** VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
111	7000.000	624,800		504,000	1,128,800		17403
							GIS Ref
							GIS Ref
Total Card	0.161	624,800		504,000	1,128,800	Entered Lot Size	
Total Parcel	0.161	624,800		504,000	1,128,800	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		223.76	/Parcel: 223.76	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	624,800	0	7,000.	504,000	1,128,800		Year end	12/23/2021
2021	111	FV	624,800	0	7,000.	504,000	1,128,800		Year End Roll	12/10/2020
2020	111	FV	593,600	0	7,000.	504,000	1,097,600	1,097,600	Year End Roll	12/18/2019
2019	111	FV	526,500	0	7,000.	535,500	1,062,000	1,062,000	Year End Roll	1/3/2019
2018	111	FV	526,500	0	7,000.	390,600	917,100	917,100	Year End Roll	12/20/2017
2017	111	FV	464,500	0	7,000.	340,200	804,700	804,700	Year End Roll	1/3/2017
2016	111	FV	464,500	0	7,000.	289,800	754,300	754,300	Year End	1/4/2016
2015	111	FV	420,900	0	7,000.	283,500	704,400	704,400	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

## EXTERIOR INFORMATION

Type:	20	- Apts 4-8
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	5	Total: 5
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	6	- Stucco
Sec Wall:		%
Roof Struct:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:	TAN	
View / Desir:		

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1925	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	25 %
Bsmnt Flr:	4	- Carpet	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## MOBILE HOME

## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	1998	0.00	T	16.8	111						